

PLANNING BOARD

Vicky Gannon, Chair
Paul W. Ciavardini
Jack Mattes
Bruce A. Prince
Anthony Sutton
Christopher Zaberto

Town of Somers
WESTCHESTER COUNTY, N.Y.



TOWN HOUSE
335 ROUTE 202
SOMERS, NY 10589
TEL (914) 277-5366
FAX (914) 277-4093

EMAIL:

PLANNINGBOARD@SOMERS.NY.GOV

SOMERS PLANNING BOARD MINUTES OCTOBER 8, 2025 7:30PM

ROLL

MEMBERS PRESENT: Chair Vicky Gannon, Paul Ciavardini, Jack Mattes, Anthony Sutton, Christopher Zaberto

MEMBERS ABSENT: Bruce Prince

ALSO PRESENT: David Smith- Consulting Town Planner, Steve Robbins- Consulting Town Engineer, Michael Towey- Planning Board Attorney, Nicole Montesano-Planning Board Secretary

MEETING COMMENCEMENT

The meeting commenced at 7:30 p.m.

Chair Vicky Gannon welcomed everyone to the meeting and then requested participants say the Pledge of Allegiance.

Planning Board Secretary, Ms. Nicole Montesano, called the Roll.

Planning Board Attorney, Mr. Michael Towey asked Chair Vicky Gannon if she could clarify for the record the status of Mr. Bruce Prince as he will not be participating tonight and the agenda stated that Mr. Prince would be taking part remotely. He added that we do not want people to think Mr. Prince was remote but not on video and not in compliance with the Video Conferencing Policy. Chair Vicky Gannon responded and said that Mr. Prince was unable to attend this evening's meeting. The original plan was that he would participate through remote attendance, but he is not attending at all.

MINUTES

Chair Vicky Gannon stated that the first item on the agenda were the draft minutes for consideration from the September 10, 2025, Planning Board meeting. She noted that she had one correction that she had asked Planning Board Secretary, Ms. Nicole Montesano to make on page 15 on lines five through seven, where she was reading something from the suggested local law because she had a question about how it would be enforced. Chair Vicky Gannon asked that it be marked with quotation marks so it would be clear to the reader, that she was reading text, and it was not what she was stating. She noted that the change had been made. She then asked if there were any other comments from the Board. Mr. Anthony Sutton indicated that on page three an incorrect last name was noted. There were no other comments. Chair Vicky Gannon moved to approve the minutes as amended. Mr. Sutton seconded. All in favor. Motion passes.

TIME EXTENSION REQUEST

- 1. NYS POLICE HEADQUARTERS - SOMERS FIRE DISTRICT
295 ROUTE 100 SUBDIVISION – RESOLUTION NO. 2024-05
TM: 17.18-1-1.2**

For the record, Chair Vicky Gannon stated this is a request from the Somers Fire District Board of Commissioners for a 90-day time-extension from October 30, 2025 up to and including January 27, 2026 for approved Preliminary Plat signature by the Planning Board Chair to meet the conditions of approval, Resolution No. 2024-05 in accordance with Town Code Section 150-12.M.

Chair Vicky Gannon asked Consulting Town Engineer, Mr. Steve Robbins if he had any updates. Mr. Robbins responded that the reason this is here for an extension is that the Subdivision Plat cannot be filed until we have an updated will serve letter from Veolia for water and sewer service. That application was being held while a Department of Environmental Conservation (DEC) process was being completed. He noted that process has been completed, and in the meantime, we have filed updated service request forms with Veolia for both water and sewer and so those are in process with Veolia. Mr. Robbins further stated that they are eagerly awaiting their reply, but at this point it is a paperwork processing time issue. Chair Vicky Gannon asked if there were any questions from the Board. There were none. She then made a motion to approve the request for the 90-day time extension from October 30, 2025, up to and including January 27, 2026 for the Approved Preliminary Plat signature by the Planning Board Chair to meet the conditions of approval, Resolution No. 2024-05 in accordance with Town Code Section 150-12.M. Mr. Jack Mattes seconded. All in favor except for Mr. Anthony Sutton who recused himself. Motion passes.

PUBLIC HEARING**2. 20 LAKEVIEW DRIVE WETLAND AND WATERCOURSE PROTECTION APPLICATION**
TM: 16.09-3-46

For the record Chair Vicky Gannon stated that the Applicant is proposing additions to the existing single-family dwelling, including a one-story 781 square-foot addition at the left side of the dwelling and a one-story 964 square-foot addition at the right side of the dwelling. New York State Department of Environmental Conservation (NYSDEC) and Zoning Board approvals have been obtained. The property is located at 20 Lakeview Drive and is in an R-10 Zoning District.

Chair Vicky Gannon asked Planning Board Secretary, Ms. Nicole Montesano about the publishing and the posting. Ms. Montesano indicated that the legal notice was published in the Somers Record on Thursday, September 25, 2025 and the adjoining property owners were notified via mail on Wednesday, September 24, 2025.

Mr. Jason Long, the Applicant and the property owner came to the podium and stated he believed they all had a portion of the plans that they submitted to the Town and as noted last time they are dealing with wetland mitigation. The course of action designed by their architect that was submitted is going to be natural species bordering the entire property of the addition to include the creek bed, and everything will drain out to that for mitigation. Mr. Long added that they are also going to make the driveway into some type of pervious material to allow for excess rainwater from the addition to infiltrate into the ground before infiltrating the water system. Chair Vicky Gannon asked Consulting Town Engineer, Mr. Steve Robbins if he had any comments. Mr. Robbins responded yes, and that he would note that when the Applicant was last before this Board, they were proposing a rain garden for wetland mitigation which was going to receive rainwater from the gutters. Mr. Robbins shared that he subsequently had several meetings and calls with the Applicant and their engineer to review that plan, and ultimately, that proved not to be feasible. The Applicant has made an adjustment to instead limit the disturbance in the wetland buffer that is currently an existing, mowed and maintained area, and as mitigation for the additional building footprint in the wetland buffer, they are proposing a combination of the pervious driveway that is currently impervious and taking sections of the wetland buffer that are immediately adjacent to the water body and planting those in with appropriate native species thereby creating a buffer or a filter strip to the water course itself, which helps to slow down the runoff and absorb nutrients and protect the water course, which is the intent of that mitigation. Chair Vicky Gannon stated that she noted in the discussion portion of Mr. Robbins' memo, a Stormwater Pollution Prevention Plan (SWPP) was requested, but that had not been addressed. Mr. Robbins responded that it has been addressed now. They provided it in the material submitted to the Board. Mr. Robbins added as is item number three, which was a new comment on that memo and they provided details for that. Chair Vicky Gannon asked if that was the asphalt driveway. Mr. Robbins responded yes and noted that all of their technical comments have been addressed. Chair Vicky Gannon asked Consulting Town Planner, Mr. David Smith if he had any comments. Mr. Smith responded no.

Mr. Christopher Zaberto made a motion to open the Public Hearing. Chair Vicky Gannon seconded. All in favor. Motion passes. Chair Vicky Gannon asked if there was anyone present for public comment. There was no one present from the public. Chair Vicky Gannon asked the Board since no one was there for public comment if they thought they should close the public hearing, but keep it open for written submissions for 10 days as they usually do that on public comment. Mr. Smith advised that for an application like his he did not know that it was necessary. He added that you could for some of the larger applications, which are bit more complex and may have more environmental issues to deal with. But for this, he would not recommend, necessarily a written comment period and thought the Public Hearing could be safely closed and move on to the next steps. Mr. Zaberto made a motion to pause the previous motion because he had a question regarding zoning. He stated that the original approvals for this project, or a project at 20 Lakeview Drive, was in front of the Zoning Board in 2023 and that plan was to just add a garage to the house, and there was no talk about residential extensions or anything along those lines, neither in the resolution nor deliberated through the minutes and he just wanted to make sure that there's either relevance to what's in front of us, the fact that that did not occur there, or there is no relevance, in which case we would continue, from the Planning Board's perspective. Planning Board Attorney, Mr. Michael Towey asked Mr. Long if that was his application. Mr. Long responded that the application was for a one-foot variance to the Zoning Board, just for the garage and that no variances were required for the actual one-story addition on the other side of the dwelling. Mr. Long stated that he did not know if that was what he was asking, but like he said, the only reason they went in front of the Zoning Board, was for that one-foot variance from the garage to the creek bed. The plans were exactly the same as you-see today. Mr. Zaberto stated, so, the footprint for the garage in 2023 is equivalent to the footprint for the residential extension on the right side of the house. Mr. Long stated that the right side of the house would be the garage. Mr. Zaberto asked - it would be garage? Mr. Long responded yes, the left side would be the residential building. Mr. Zaberto then said that his question now is would they need any sort of a variance for that left side. So, if the Zoning Amendment and Resolution that was passed is only specific to the right side of the house construction because that is the closest to the property line, then he thought they were okay. But he just wanted to make sure that we are covering all bases on this, because it was presented differently. He continued and stated that the Zoning Board heard an entirely different set of plans that now have been amended. If there is no issue with that, that there is no relevance to us hearing this, then he wanted to keep moving forward with it. But if there is some issue with zoning that they may have to review, because now they approved it based on only a garage and not the additional residential addition. He just wanted to make sure that we are not creating an issue. Mr. Long responded again that he thought the only reason they were in front of the Zoning Board was for the garage. The plans that you see today are the same. The only thing that has changed is the rain garden-the actual mitigation plan. But the plans that you see in front of you today are the exact plans that were presented to the Zoning Board back in 2023 when the process started and the only reason, we had to was necessary was for that one-foot variance on the garage- but everything that you see there is how it was in 2023. Mr. Zaberto responded understood. Planning Board Attorney, Mr. Michael Towey stated that he had not read the approved variance or the application and asked the Applicant if it was for a side yard or a rear yard setback. Mr. Long responded that he believed it was side yard - that is what it was considered. Mr. Towey

stated he could take a look at it. Mr. Anthony Sutton stated that it looked like they are 23 or 25 feet to the property line with that proposed addition so he did not think that would trigger anything. Mr. Towey asked what zone it was in. Mr. Zaberto responded it was in an R-10 zone. Mr. Towey responded so was it 20-foot setback on the side yard. Mr. Smith asked the Applicant if he had a copy of the plan as there should be a zoning table on it. Mr. Towey looked at the plan and stated that it is a rear yard - a 13.8-foot rear yard and asked Mr. Long if he applied for a variance for the rear yard setback. Mr. Long responded yes, and asked if he could show Mr. Towey where it was on the plan and again stated that it was just for the one-foot variance. Mr. Towey then stated that the side yards are compliant. He continued and stated based on the site plan, and kind of just a hasty review, the proposed addition on the left side looks to be compliant with the rear yard setback, and the variance applied for based on what the Applicant said was for a rear yard setback, it encroaches into the 25-foot rear yard, so they applied for a variance, and the Zoning Board approved it. Mr. Zaberto responded okay, in the absence of the language, he just wanted to make sure that we were not overlooking the left side of the house and rescinded his motion. Chair Vicky Gannon moved to close the Public Hearing seeing as no one from the public came to comment. Mr. Sutton seconded. All in favor. Motion passes. Chair Vicky Gannon then asked the Board if they had any objection to asking staff to draft a resolution for Chair's signature. There was no objection. Chair Vicky Gannon made a motion to the same. Mr. Sutton seconded. All in favor. Motion passes. The Board thanked the Applicant and wished him good luck.

Mr. Towey stated that he believed the Applicant stated a one-foot variance. It is an 11.2-inch variance from that rear yard. Mr. Zaberto responded that he thought the approval was for one-foot. Mr. Towey responded that it states right in the first full paragraph, that the rear yard setback is 25-feet. The property at that corner with the proposed garage extension is 13-feet, 8-inches. It requires 11-feet and 2-inches. Mr. Zaberto responded we are good then.

PROJECT REVIEW

**3. NEW CINGULAR WIRELESS (AT&T) – APPLICATION FOR AMENDED SPECIAL USE PERMIT WIRELESS TELECOMMUNICATIONS FACILITY
250 WEST HILL DRIVE – HERITAGE HILLS
TM: 17.05-20-2**

For the record Chair Vicky Gannon stated that the Applicant is applying for an Amended Special Use Permit. The project consists of modifications to the existing wireless facility comprising of equipment, antennas and associated cables. The project site is located at 250 West Hill Drive Heritage Hills and is in a Designated Residential Development (DRD) Zoning District.

Chair Vicky Gannon said she would like to start with disclosures and indicated that she lives in Heritage Hills – 919D is her unit. In addition her mother also lives in Heritage Hills in unit 788B and neither of them are within, they are on the West Hill but not near the subject antenna. She then asked if anyone else wanted to make a disclosure. Mr. Anthony Sutton stated that he is a Commissioner in the Fire District and they have a transmitter on that site. He wasn't sure if that

counts or not, but wanted to disclose it. Mr. Jack Mattes then stated that he also lives in Heritage Hills at unit 642C and has no conflict as he is not nearby.

Mr. Marty McGee from Airosmith Development came to the podium and stated that he was representing New Cingular Wireless more commonly known as AT&T. He stated that it is a pretty straightforward application. They currently have nine antennas on the existing pole at the 70-foot height. Of those nine antennas there are three sets of three. They are all identical on the three sets/three sectors. So what happens on one happens on the other two. Mr. McGee indicated that what they are proposing to do is going on across AT&T sites across the country- there are 27,000 of them. They are basically doing an equipment swap, one brand of antenna for another brand of antenna, and part of that is this process. They currently have nine antennas. If you take it down, sets of three on each sector, you're going to be replacing two of the three antennas and just relocating one of the existing ones. So it's going to be six new antennas out of the nine set over three different spots. There's also something called a Remote Radio Head (RRH) which is placed behind the antennas and it is not very visible. They are just replacing the nine existing ones with same size new ones. The antennas that they are actually changing, are the same size. One of them is actually slightly smaller than the existing one, the other one is a good foot shorter than the existing one, and last one is staying- it is just being relocated, so there's not much change esthetically. He added that as far as the cabling that runs down to the equipment on the ground; the equipment is actually in an equipment shelter so it's not visible in any way, shape or form, and they will just be swapping out the cabinets inside the shelter. He concluded and stated that was basically what they are looking to do with this application tonight - equipment swap. Chair Vicky Gannon asked Consulting Town Planner, Mr. David Smith if he had any comments. He had none. She then asked Consulting Town Engineer, Mr. Steve Robbins if he had any questions. Mr. Robbins responded that these are almost our standing two comments on all applications, just for compliance with the Town Code. He indicated that Mr. McGee should be familiar with them from the last time here, but for the for the record and for the Board there is a Structural Analysis Report that was prepared and the Town Code does request that the structural analysis include provisions for an in person visual inspection. We want to make sure, again, that the engineer knows the condition of the structure that they are modeling and makes sure that it is sound. So it is a certification by the engineer that references how they made that determination, and secondarily, on other Electromagnetic Field Federal Communications Commission (EMF-FCC) Compliance Reports from Aerosmith engineering, just clarification, probably in the signature block of the entity that has a certificate of authorization to practice engineering in New York. Mr. McGee responded thank you and noted that they received that letter with those two comments and he believed they addressed them on the same day, October 1, 2025 so Mr. Robbins should have gotten those back. Mr. Robbins said he would confirm that.

Chair Vicky Gannon asked the Board if they had any questions and/or comments. There were none. She indicated that she had a question for Mr. Robbins on the Mount Analysis Report regarding the meaning of the term conditional pass. Mr. Robbins responded and said that he read that a little bit too closely given that stamp on it as well. That analysis is for the mounting of the antennas on the base. There are two structural reports. One is for the overall antenna structure in the tower and that is usually the one we are focused on. We focus a little bit less on the structural analysis that is internal to their structure. There was nothing in the engineer's analysis of that

conditional that caused any concern to him is his review. Chair Vicky Gannon responded thank you. Mr. Christopher Zaberto made a motion to waive the Site Walk. Chair Vicky Gannon seconded. All in favor. Motion passes. Chair Vicky Gannon made a motion to waive the Public Hearing. Mr. Paul Ciavardini seconded. All in favor. Motion passes. Chair Vicky Gannon then made a motion to direct staff to prepare a resolution for Chair's signature. Mr. Sutton seconded. All in favor. Motion passes. Mr. McGee asked when the resolution would be available. Planning Board Attorney, Mr. Michael Towey responded that it is 60 days from the date the application was submitted for an eligible facilities request. Mr. Smith stated it should be ready within the next week or so. Mr. Zaberto asked if we need to put a condition that Woodard & Curran is waiting for confirmation on the reports. Mr. Smith responded that would be a condition in the resolution that they need to satisfy the comments in Mr. Robbins' memo and that if they provided it, then it satisfies the resolution.

Chair Vicky Gannon stated just as an aside, that when we vote on preparing a resolution for Chair's signature, when she was a Board member, she had this idea that things got signed right away. But that is not how it really works. There can be a fairly attenuated amount of time from when we vote on something to when signature happens and this was just something that she has learned over time. Mr. Zaberto asked Mr. Smith if those conditions that are included in the resolution would have to be met and once Mr. Smith is satisfied that they are, the resolution would be presented to the Board to sign off-on. Mr. Smith responded exactly. Chair Vicky Gannon stated the timeline is determined based on the circumstance and the nature of what we're trying to accomplish, the resolution, what the Applicant does and how quickly they do it.

**4. AMERICAN TOWER CORPORATION(AT&T) – APPLICATION FOR AMENDED
SPECIAL USE PERMIT WIRELESS TELECOMMUNICATIONS FACILITY
2580 ROUTE 35 - SANTARONI
TM: 37.13-2-3**

For the record Chair Vicky Gannon stated that the Applicant is applying for an Amended Special Use Permit. The project consists of removing and replacing 4 antennas and 4 remote units on the existing tower and to replace equipment cabinets within the existing ground space. The project site is located at 2580 Route 35 and is in an R-80 Zoning District.

Mr. David Kenny, attorney with Snyder & Snyder came to the podium and stated that he was there to represent the Applicant, T- Mobile Northeast LLC. He indicated that this application, just like the previous application before the Board is also an eligible facilities request and as the Chair stated there are four antennas being replaced as well as four Radio Head (RH) units. This is a monopole style tower, and T-Mobile is the third carrier on the tower - they are lower than the other two that are above it. It will stay within the monopole branching and continue the stealth design. Chair Vicky Gannon asked staff if they had any comments. Consulting Town Planner, Mr. David Smith had none. Consulting Town Engineer, Mr. Steve Robbins indicated they had two comments. One was to confirm that the structural analysis was based on in person or visual inspection in addition to any modeling, and the second was that the Radio Frequency (RF) Report was not

stamped, and they wanted to make sure that was stamped, and that Pinnacle Telecom Group or other such subsidiary has a certificate of authorization for engineering services in New York State. Chair Vicky Gannon asked the Board if they had any questions and/or comments. There were none. She then asked how the Board felt about waiving the Site Walk. Mr. Jack Mattes made a motion to waive the Site Walk. Chair Vicky Gannon seconded. All in favor. Motion passes. Chair Vicky Gannon then made a motion to waive the Public Hearing as they usually do on these types of matters. Mr. Christopher Zaberto seconded. All in favor. Motion passes. Chair Vicky Gannon then made a motion to direct staff to prepare a resolution. Mr. Zaberto seconded. All in favor. Motion passes.

Mr. Kenny congratulated Chair Vicky Gannon on her recent appointment.

DISCUSSION

5. PLANNING BOARD DEPUTY CHAIR

Chair Vicky Gannon stated that the first discussion item was the Planning Board Deputy Chair. She stated that Mr. John Currie was such a wonderful Board Member and Chair and he leaves large shoes to fill. She noted that one of the great things that he did was to get us started on having a Deputy Chair and that she became the Deputy Chair in December of 2023. She added that when the position was created, it authorized her to sign resolutions and plans if Mr. Currie was not available. In addition, in his absence, she could run meetings in order to enable continuity of business for the Town and for the Applicants. She said that she thought it would be a wise thing to continue that practice and moved to appoint Mr. Christopher Zaberto as the Planning Board Deputy Chair, authorizing him to sign resolutions and plans in her absence, or to run meetings in her absence. Mr. Jack Mattes seconded. All in favor. Motion passes.

Chair Vicky Gannon congratulated Mr. Zaberto. Mr. Zaberto echoed what the Chair previously stated - he too thought it was important to keep the continuity of the Board and so having a Deputy Chair, whether it was him or someone else, it is a wise idea. He thanked Chair Vicky Gannon and told her that he appreciated her extending that to him personally, and he would do his best to uphold her Chair in her absence. Chair Vicky Gannon, replied that she appreciates him agreeing to do it and that Mr. Currie appreciates it too.

6. 2026 PLANNING BOARD CALENDAR

Chair Vicky Gannon stated that the next discussion item was the 2026 Planning Board Calendar and thanked Planning Board Secretary, Ms. Nicole Montesano for preparing it. She then asked if there were any comments and/or questions about it. There were none. She stated that she did not see any schedule conflicts that she could anticipate based on holidays and things and as there were no questions or concerns, she moved that we approve the 2026 Planning Board Calendar. Mr. Jack Mattes seconded the motion. All in favor. Motion passes.

7. MANDATORY TRAINING REQUIREMENT

For the record Chair Vicky Gannon stated that the final discussion item is the mandatory training requirement. She indicated that Planning Board Secretary, Ms. Nicole Montesano sent everybody an email indicating that New York State law requires four hours of mandatory training for all Planning Board Members. The email stated that in April of 2007, the Somers Town Board passed a resolution requiring this training and allowing the Planning Board Chair to determine eligible training, and she attached a copy of the resolution. Basically, there are some opportunities for the ongoing training and it is important that we keep up to date with continuing education training. Westchester Municipal Planning Federation (WMPF) provides this training. She added that when you attend the training, it is important that you get the certificate and submit it to the Planning Office because attending training without submitting the certificate does not get you the credit for having done it. She then asked the Board that if they have been attending trainings and have those certificates but have not yet handed them in then by all means submit them. She added that if for some reason you accumulated more than four hours of training in a year, those credit points or hours can carry over to the next year. The WMPF.org website has an archive of video recordings of trainings you can watch and then self-certify. She also indicated when the Town hears about the WPMF meetings, they do spread the word through the email, and she is on their mailing list, and can forward that out to everybody as well. Chair Vicky Gannon asked Consulting Town Planner, Mr. David Smith if he was aware of other training opportunities. Mr. Smith responded New York Planning Federation offers the same type of resources that the WMPF does. You just go to the New York Planning Federation website, and they have the same type of tutorials and continuing education videos that you can access. Mr. Christopher Zaberto asked if would give you a certificate at the end. Mr. Smith responded that he did not know, but he assumed that they do, but we can check. But he did think that you could self-certify that you have done it as well – you are on the honor system. Chair Vicky Gannon stated absolutely, and WMPF has a wonderful archive of sessions and interesting topics. She encouraged the Board to look at their website, because that is an easy way to accomplish it. Mr. Zaberto stated that he generally goes to the in-person seminars that they put out quarterly and that Ms. Whitehead does a nice job and they usually have a speaker of interest that's related to this process, whether it is at a county level or a state level. There has been land use attorneys there. He indicated that it is definitely a good venue if you are more of an in-person like he is, as opposed to watching a video on a computer. They have been held at Westchester Community College. Chair Vicky Gannon stated that she will be a participant at the Pace University, the Land Use Law Center annual December meeting. Mr. Anthony Sutton asked if his attendance at the Storage Battery Seminar a few months back would qualify. Mr. Smith responded that in his opinion, it would because you were there participating and learning about a particular topic which has planning implications. Chair Vicky Gannon asked Mr. Sutton if he had gotten a certificate. Mr. Sutton indicated that he did receive a certificate and would locate it. Mr. Zaberto stated that he is guilty of not submitting the certificates and that he and Mr. Jack Mattes go to a lot. Chair Vicky Gannon responded that she knows that they go. Mr. Mattes said they will just make copies of everything they have. Mr. Zaberto said he will find what he has- but he is personally compliant and will keep up with the certificates and send them. Chair Vicky Gannon responded yes, so we have everything for the file. Planning Board Attorney, Mr.

Michael Towey stated The Department of State website also has Planning Board courses, open meetings law courses that you could take, and they'll email you a certificate. Mr. J Mattes asked, what state agency. Mr. Towey responded New York State Department of State and indicated to just Google search, Department of State Planning Board training. He also noted that they a really good State Environmental Quality Review Act (SEQRA) course that goes through all the ins and outs of it. Mr. Smith indicated that he would work with Planning Board Secretary, Ms. Nicole Montesano on putting together kind of a list of the resources and then forward it to you so that you have all those options. Chair Vicky Gannon responded that sounds great and she thinks WMPF has a page that does some of that as well.

MEETING ADJOURNMENT

Chair Vicky Gannon stated the next Planning Board meeting will be held on Wednesday, November 12, 2025, at 7:30 p.m. at the Somers Town House.

In addition, she wanted to remind everybody that the December meeting was moved to accommodate the Town Board's needs. So, the Planning Board's December meeting is going to be held on Wednesday, December 17, 2025, and while she knows it is ahead of time, December can be a very busy time, so she wanted to make sure that is it on everyone's calendar. She added that she will remind everybody again in November to keep that date free.

There being no further business, on motion by Chair Vicky Gannon, seconded by Mr. Christopher Zaberto, and unanimously carried, the meeting adjourned at 8:06 p.m.

Respectfully submitted,



Nicole Montesano
Planning Board Secretary